

STAFF REPORT

Case 106-R-03

June 16, 2004

Applicant	Jeff Hendricks Homes III, Inc.	
Request	Site Plan Approval/Cluster Homes	
Location	2727-2729-2731 NE 20 th Court	
Legal Description	Lot 4, Block 5, Coral Ridge North Addition	
Property Size	11,000 sq. ft. (or .88 acres)	
Zoning	RD-15	
Existing Land Use	Vacant	
Future Ld. Use Des.	Medium Density Residential	
Comp. Plan Consist.	Consistent	
Other Reqd. Approvals	None	
Applicable ULDR Sections	47-5 Residential 47-21 Landscaping 47-25.3 Neighborhood Compatibility	
	47-18.9 Cluster Development	
	47-25.2 Adequacy	
Setbacks/Yards	Required	Proposed
Front (S)	25' to building 20' to garage	25'-2" to building 20'-2" to garage
Rear (N)	15' to building	36'-9"
Side (E)	5'	6'1"
Side (W)	5'	6'3"*
Lot Density	15 du/acre X 0.88 ac = 13.2 units	3.4 du/acre
Lot Size	3,000 sf/du X 3 = 9,000 sf	0.254 acres or 11,096 s.f.
Lot Width	N/A'	N/A
Building Height	35' Max	35' (stepback required for each foot above 22 ft)
Structure Length	None	100'
Floor Area	750 sq. ft. per unit	Unit A—1,332 sf Unit B—1,303 sf Unit C—1,332 sf
VUA Landscaping	N/A	N/A
Ldscp. Lot Coverage	N/A	N/A
Open Space	N/A	N/A
Parking	2 per unit X 3 = 6	12 (4 per unit: 2 garage spaces and 2 driveway spaces)
Notification Requirements	Sign Notice	
Action Required	Approve, Approve with conditions, or Deny the application	
Project Planner	Name and Title	Initials
	Mark McDonnell, AICP, Planner III	
Authorized By	Chris Barton, AICP, RLA, Principal Planner	
Approved By	Bruce Chatterton, AICP, Planning and Zoning Services Manager	

Request:

This is a request for SitePlan Level III approval. Cluster home developments are listed in Sec 47-24 Table 1 as a Site Plan Level III, and regulated by ULDR Section 47-18.9.

Property/Project Description:

This is a proposal to construct a three (3) unit cluster building on an 11,096 sq. ft. vacant parcel zoned RD-15. The Land Use designation on this parcel is Residential Medium and permits up to fifteen (15) units per acre. The applicant is proposing three (3) units, which equates to 3.4 units per acre. The area in which this development is proposed is comprised of a mix of both single-family detached dwellings and duplex residential dwellings. The majority of the properties and dwellings are well maintained, landscaped and manicured. The duplex dwelling that existed on the subject site has been razed since the time this site plan application was made to the City.

Parking and Traffic:

The proposed development requires six (6) parking spaces and provides for two (2) garage spaces and two (2) driveway spaces per unit for a total of twelve (12) spaces. All of the units have driveways that back out into NE 20th Court.

Adequacy, Neighborhood Compatibility & Other Considerations:

The applicant has submitted a narrative outlining compliance with Sec 47-25.2 Adequacy (attached as **Exhibit 1**) and staff concurs with the applicant's assessment.

The applicant has also provided a narrative describing how the application meets the requirements of Sec 47-25.3 Neighborhood Compatibility (attached as **Exhibit 2**). The Board is to determine if this proposal meets the requirements for Neighborhood Compatibility.

Also provided by the applicant is a required narrative that explains how the proposal complies with the requirements for Cluster Development (attached as **Exhibit 3**).

A similar proposal by this applicant, for cluster development is to be located across the street to the south (PZ case 105-R-04 on this agenda). The applicant has also included a rendering (attached as **Exhibit 4**) that illustrates the appearance and characteristics of the subject proposal, and has provided a narrative specifying the differences in the design of the subject versus the similar proposal across the street (attached as **Exhibit 5**).

A series of photographs (attached as **Exhibit 6**) is included with a key identifying the lots and the image taken primarily from the street side. This helps to compare the architectural, landscaping and other characteristics to the subject proposal.

A letter from the Coral Ridge Association, Inc. is included (attached as **Exhibit 7**).

Staff Comments:

Comprehensive Plan Consistency:

The proposed development is consistent with the density permitted in the Residential Medium land use category.

Prior Reviews:

The Development Review Committee reviewed this proposal on October 28, 2003 and all comments have been addressed.

Staff Analysis:

Staff has determined that the application meets the minimum requirements and does not exceed any of the maximum allowable requirements of the RD-15 Zoning District. Staff further finds that the applicant has demonstrated that the project meets the requirements of Sec. 47-18.9, Cluster developments and Sec 47-25.2, Adequacy. The Planning and Zoning Board must determine whether the application satisfies the requirements of Sec 47-25.3, Neighborhood Compatibility.

Staff suggests that the Planning and Zoning Board consider the following factors when determining whether the project complies with Neighborhood Compatibility Requirements:

- Proposed building **height** as compared to surrounding building heights in the neighborhood.
- **Mass, scale and bulk** characteristics of the proposed development as compared to those characteristics evident with existing development in the neighborhood.
- **Site arrangement and situation** of the proposed development, considering such elements as the setbacks proposed on the subject site, the linear footage of façade frontage, and the separation of the proposed building to abutting dwellings, as compared to the building separation measurements exhibited throughout the neighborhood.
- **Architectural features** of the proposed building, considering the color, texture and mix of materials, as compared to surrounding buildings throughout the neighborhood.
- Overall **character** of the proposal considering the degree of similarities and differences between the proposed development and the existing buildings in the neighborhood. In this particular instance, also considered is a similar proposal located across the street on the south side of NE 20th Court (105-R-03).

Following is a review of the criteria to help determine if the proposal is compatible with the surrounding neighborhood. It should be noted that the extent of the neighborhood evaluated was limited to those dwellings located along the north side of NE 20th Court and those in the immediate vicinity fronting on Intracoastal Drive. Also noteworthy is the fact that the zoning designation changes midway down the block from RD-15 to RS-4.4. Information considered for this evaluation includes:

- the exhibit in the plan set entitled sheet KP that shows the lots and building characteristics in the neighborhood from Bayview Drive to Intracoastal Drive along NE 20th Court. A summary table is provided below that illustrates the comparable dimensions that were considered to help analyze this development for its compatibility within the existing neighborhood.
- site visits to the neighborhood with photographs taken that illustrate the appearance of the surrounding buildings.
- the narrative provided by the applicant that addresses neighborhood compatibility.
- the narrative provided by the applicant comparing the features of the subject proposal to that also currently proposed across the street.

Lot #	Dwell. type	Height (stories)	Setbacks (ft-inches)				Separation Between Bldgs.*	Façade linear ft.
			F	S	S	R		
1	Duplex	1	25'11"	25'11"	14'	24'7"	27'9"	65'
2	SFD	1	28'	13'9"	16'6"	20'	40'3"	78'
3	Duplex	1	24'	23'9"	20'	20'	26'	62'
4 prop.	Cluster	3	20'	6'	6'4"	36'10"	17'4"	87'6"
5	SFD	1	28'	11'	15'1"	20'5"	38'10"	83'
6	Duplex	1	24'	23'9"	20'	25'9"	33'2"	63'
7	SFD	1	30'	13'2"	12'5"	40'1"	36'1"	83'
8	Duplex	1	25'	23'8"	20'6"	34'6"	38'1"	63'
9	SFD	1	25'	17'7"	18'4"	31'	31'4"	72'
10	Duplex	1	26'1"	13'	12'8"	40'	24'7"	83'
11	SFD	1	24'8"	11'11"	8'9"	36'4"	20'4"	88'
12	Duplex	1	24'5"	11'7"	14'6"	22'1"	N/a	83'

Measurement is approximate; data not included on exhibit.

* Figure represents the separation distance between the lot number on the respective line and the lot listed immediately beneath it.

Height

The applicant expresses that there are several 2-story homes in the vicinity, especially along Bayview Drive and along the Intracoastal Waterway [Drive]. The maximum allowable height of 35 feet (or 3 stories) proposed for the cluster development exceeds that of all the existing structures within the neighborhood boundaries (along NE 20th Court), and certainly that of adjacent structures. As can be seen by the above chart, all of the dwellings (both single family detached and duplexes) located along the north side of NE 20th Court were constructed at 1-story heights. Staff acknowledges that there are 2-story dwellings located on the easterly side of Intracoastal Drive, east of the subject site.

Mass and Scale

The applicant offers that the proposed cluster development with large attics is similar in mass to dwellings located along Intracoastal Drive and also along Bayview Drive. Staff notes that the proposed front yard setback proposed is consistent with those existing dwellings located on NE

20th Court. The proposed 6-foot side yards are far less than the average side yard setback calculated to approximately 18 feet for the existing dwellings, with a range from 11 feet to 25'11" on one side, and an average of 15 feet, with a range from 8'9" to 20' on the other side. The proposed rear yard of 36'10" exceeds all the rear yards of existing dwellings on this side of NE 20th Court.

Another characteristic to consider is the linear façade frontage of the existing structures compared to this proposal. The average linear façade frontage measurement of existing structures is approximately 75', with a range of 63 feet to 88 feet. The proposed building will be 87.5 feet in length along NE 20th Court.

Site Arrangement and Situation

The narrative submitted by the applicant states that this project extends from street to street, with the rear of the units facing north thereby separating this development from the homes located on the north side by NE 21st Street. This proposed cluster development is to be situated squarely on the lot, much like the dwellings located in the neighborhood. Another aspect to consider is the building to building separation measurements. Separation distances of the existing dwellings range from 20'4" to 40'3", with an average of 32 feet. This development will have a separation to the west of 26 feet, but only 17'4" to the east.

Architectural features

The narrative states that this proposed building is residential in character with a style that is complementary to not only the older structures but also to most of the new structures. It notes that the building characteristics include Spanish tile roofing, balconies, sun terraces, moldings, bandings, pre-cast stone detailing, ornamental railings, varied roof heights, pitched roofs and decorative doors, and that the window type and styles are similar to existing homes.

Exhibit 6 shows the appearance of the dwellings located along both the north and south sides of NE 20th Court. These photographs were compared to the rendering provided with this application.

Most of the roofs in the neighborhood consist of barrel tile or slate, with a variety of colors with gable roofs, and hip roof design similar to the proposal. The garage doors of the proposal face the street, as do the garages along both sides of NE 20th Court. Most of the existing homes exhibit a variation to the front façade with building jogs and setbacks shown for the garages and other sections of the homes. The proposed development includes sun terraces along the front, and while this is a characteristic not found along NE 20th Court, sun terraces are evident for the homes at the end of the block located across Intracoastal Drive to the east.

To ensure that an exact duplication of this proposal would not be constructed diagonally across the street (case no.105-R-03), the applicant included a rendering for this project (**Exhibit 4**) as well as for that application. This project includes a narrative (**Exhibit 5**) describing the differences between these similar projects. The differences specified include balconies over

garages versus windows with raised sills, balconies versus decorative molding over entrance doors, metal versus masonry railings at the third floor front decks, arched windows instead of straight top windows on the second floors, and a considerably different selection of landscape species that will help to provide variety between the two projects.

Overall Character

The proposed cluster development at 3 stories is taller than the consistent 1-story dwellings located along both sides of NE 20th Court. The front yard setback is largely consistent with the homes along this street, but the side yards are narrower than other dwellings, thereby not proportionately consistent. There are only a few homes that exhibit similar building to building separation distances as that which would result with construction of this proposal, and the separation distance of this cluster development to the existing home immediately east will be the narrowest at 17'4".

A letter acknowledges a review of this project on March 18, 2004 by the Coral Ridge Association, Inc. (attached as **Exhibit 7**) and indicates the project was accepted as consistent and compatible with the surrounding and nearby neighborhood, given its unique location. When staff discussed the project by telephone with Association President Brian F. Leary in greater detail, particularly regarding the proposed 6-foot tall privacy fence along the rear property line, he indicated a desire for our Planning and Zoning Board to ask for landscape plantings to mitigate the otherwise expansive fence that would be directly visible from the front of the homes across NE 21st Street. Staff notes that landscaping is provided along the rear of the other homes, that are on through lots like this one, either as a Ficus hedge, taller shade trees with understory flowering plantings, or a mix. Consideration should be given to require landscape treatment along the outside of the fence to mitigate the expansive, bland appearance of the fence wall.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

Should the Board approve the proposed development, the following conditions are proposed by staff:

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. All construction will require approval from all pertinent environmental review agencies.
3. The landscape plan be modified to provide mitigation plantings along the outside of the rear fence as approved by the City's Chief Landscape Plans Examiner.
4. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
5. Final DRC approval.

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant